

167.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

893,800 /

893,800

USE VALUE:

893,800 /

893,800

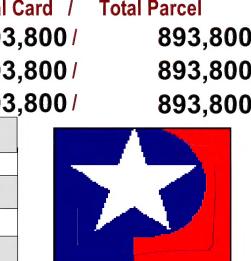
ASSESSED:

893,800 /

893,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
33		FLORENCE AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MEISTER LARRY & JEANNE M	
Owner 2:		
Owner 3:		

Street 1:	33 FLORENCE AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 11,215 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 2733 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11215		Sq. Ft.	Site		0	70.	0.67	8									529,516						529,500	

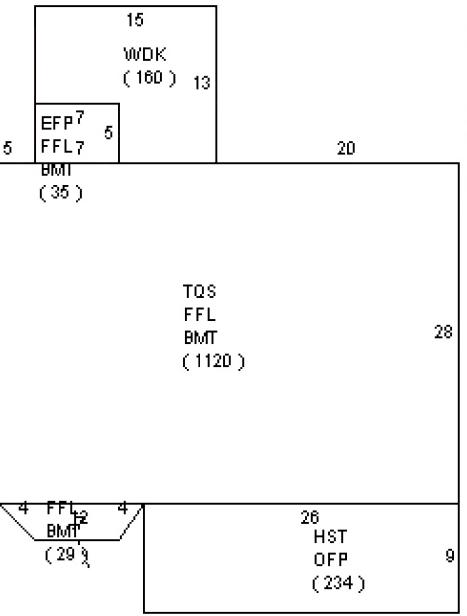
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11215.000	357,800	6,500	529,500	893,800		110338
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

PREVIOUS ASSESSMENT								Parcel ID	167.0-0002-0006.0	!12901!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	357,900	6500	11,215.	529,500	893,900	893,900	Year End Roll	12/18/2019	
2019	101	FV	282,200	6500	11,215.	529,500	818,200	818,200	Year End Roll	1/3/2019	
2018	101	FV	282,200	6500	11,215.	469,000	757,700	757,700	Year End Roll	12/20/2017	
2017	101	FV	282,200	6500	11,215.	393,400	682,100	682,100	Year End Roll	1/3/2017	
2016	101	FV	282,200	6500	11,215.	393,400	682,100	682,100	Year End	1/4/2016	
2015	101	FV	266,200	6500	11,215.	340,400	613,100	613,100	Year End Roll	12/11/2014	
2014	101	FV	266,200	6500	11,215.	329,100	601,800	601,800	Year End Roll	12/16/2013	
2013	101	FV	266,200	6500	11,215.	313,200	585,900	585,900		12/13/2012	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	17680-388		12/1/1986		1 No No F

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/21/2018		MEAS&NOTICE							HS			Hanne S					
11/10/2008		Measured							336			PATRIOT					
11/6/2000		Hearing N/C															
12/8/1999		Meas/Inspect							163			PATRIOT					
12/1/1981									CM								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 15 - Old Style	1	Rating: Average																																																																																																																											
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:																																																																																																																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																								
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																																								
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																																																																																																																								
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																																								
Sec Wall:		%		OthrFix: 1	Rating: Average																																																																																																																								
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																																																																																																																								
Color: BLUE				A Kits:	Rating:																																																																																																																								
View / Desir:				Fpl: 1	Rating: Average																																																																																																																								
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																																								
Grade: C+ - Average (+)				CONDO INFORMATION																																																																																																																									
Year Blt: 1915	Eff Yr Blt:			Location:																																																																																																																									
Alt LUC:		Alt %:		Total Units:																																																																																																																									
Jurisdct:		Fact:	.	Floor:																																																																																																																									
Const Mod:				% Own:																																																																																																																									
Lump Sum Adj:				Name:																																																																																																																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																	
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																																																		
Prim Int Wall: 2 - Plaster	Functional:			Interior:				1	6	3	M																																																																																																																		
Sec Int Wall:	Economic:			Additions:																																																																																																																									
Partition: T - Typical	Special:			Kitchen:																																																																																																																									
Prim Floors: 4 - Carpet	Override:			Baths:																																																																																																																									
Sec Floors:	Total:	31	%	Plumbing:																																																																																																																									
Bsmnt Flr: 12 - Concrete				Electric:																																																																																																																									
Subfloor:				Heating:																																																																																																																									
Bsmnt Gar:				General:																																																																																																																									
Electric: 3 - Typical					Totals				1	6	3																																																																																																																		
Insulation: 2 - Typical																																																																																																																													
Int vs Ext: S																																																																																																																													
Heat Fuel: 2 - Gas																																																																																																																													
Heat Type: 3 - Forced H/W																																																																																																																													
# Heat Sys: 1																																																																																																																													
% Heated: 100	% AC:																																																																																																																												
Solar HW: NO	Central Vac: NO																																																																																																																												
% Com Wall	% Sprinkled:																																																																																																																												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 167.0-0002-0006.0																																																																																																																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1	23X24	A	AV	1940	19.53	T	40	101			6,500		6,500																																																																																																												
96	Whirl Pool	D	S	12		A	AV	2002	500.00	T	13.6	101			900		900																																																																																																												
More: N	Total Yard Items:	6,500	Total Special Features:	900	Total:	7,400																																																																																																																							
Sum Area By Label : TQS = 1120 FFL = 1184 BMT = 1184 HST = 234 OPP = 234 EFP = 35 WDK = 160																																																																																																																													
 <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units: 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMS: 6 BRs: 3 Baths: 1 HB: 1</p> <p>REMODELING</p> <p>RES BREAKDOWN</p> <table border="1"> <tr> <td>Exterior:</td> <td></td> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td></td> <td>1</td> <td>6</td> <td>3</td> <td>M</td> </tr> <tr> <td>Additions:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>General:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Totals</td> <td>1</td> <td>6</td> <td>3</td> <td></td> </tr> </table> <p>2 4 FFL 2 BMT 2 4 28 HST OPP (234) 9</p>																Exterior:		No Unit	RMS	BRS	FL	Interior:		1	6	3	M	Additions:						Kitchen:						Baths:						Plumbing:						Electric:						Heating:						General:						Totals		1	6	3																																																			
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